

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Michael & Judith Baylin, legal owner of the property situate in Baltimore County, and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802-3.0.1

To permit a side yard set-back of 3' in lieu of the required 10'

and a sum of side yard setbacks of 23' in lieu of the required 40'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) We request the variance for a number of reasons. (1) Due to the existing interior layout it is impossible to connect the new addition to the rear of the structure without greatly disturbing the future circulation. (2) The rear of the building is where utilities (Elec. & Oil fill) occur, and it would require moving these which would mean additional expense. (3) A future pool addition is planned and addition at rear would severely limit space available. (4) Current topography is very flat and only swale on property would be blocked creating water problem should addition be placed at rear. In addition, there exists a copse of trees along the property line that would remain and effectively screen the property from adjacent neighbors. Traymore Road now belongs to the Dumbarton Community Association and will remain an open space.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser  
Address  
Petitioner's Attorney  
Address  
President's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

of January 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 18th day of March 1980 at 2:45 o'clock

A.M.  
Zoning Commissioner of Baltimore County.

(over)

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Dr. & Mrs. Michael Baylin  
3404 Slade Avenue  
Baltimore, Maryland 21209

March 14, 1980

RE: Item No. 112  
Petitioners - Michael Baylin, et ux  
Variance Petition

Dear Dr. and Mrs. Baylin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In accordance with my conversation with your architect, Mr. Jay Brown, this petition has been advertised as a proposed three foot setback in lieu of the required forty feet from Traymore Road (paper street). Because this road is indicated on the record plat, which encompasses your property and coupled with my conversation with the Zoning Commissioner it was decided that this road should be recognized and the setback advertised accordingly.

PETITION FOR VARIANCES  
N/S of Slade Ave., 225'  
W of Seven Mile, 3rd District  
MICHAEL BAYLIN, et ux, Petitioners  
Case No. 80-187-A

### ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel  
John W. Hession, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 4th day of March, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Michael Baylin, 3404 Slade Avenue, Baltimore, Maryland 21209, Petitioners.

John W. Hession, III

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 16, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #112 (1979-1980)  
Property Owner: Michael A. & Judith B. Baylin  
N/S Slade Ave. 225' W. Seven Mile La.  
Existing Zoning: DR 2  
Proposed Zoning: Variance to permit a side setback of 3' and a sum of the setbacks of 23' in lieu of the required 15' and 40', respectively.  
Acres: 0.701 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

This property comprises Lot 2 of the subdivision of "Dumbarton Woods", recorded E.H.K., Jr. 40, Folio 134. This subdivision was reviewed October 28, 1976 by the Baltimore County Joint Subdivision Planning Committee. The comments subsequently supplied by the Baltimore County Bureau of Engineering December 8, 1976, in connection with the preliminary plan "Dumbarton Woods" (Formerly Scherlis Property) are available for your consideration.

Pending release by Baltimore County of the 10-foot drainage and utility easement along the west property line of this Lot 2, per request by the Petitioner (letter of November 26, 1979), which Release is in process, the Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way and utility easements.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Dr. & Mrs. Michael Baylin  
3404 Slade Avenue  
Baltimore, Maryland 21209

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 16th day of January 1980.

William E. Hammond  
Zoning Commissioner

Petitioner Michael Baylin, et ux

Petitioner's Attorney

Reviewed by Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

Item #112 (1979-1980)  
Property Owner: Michael A. & Judith B. Baylin  
Page 2  
January 16, 1980

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 112 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: W. Rasmussen  
J. Wimbley  
J. Somers

O-SW Key Sheet  
29 NW 18 Pos. Sheet  
NW 8 E Topo  
78 Tax Map

JUL 22 1980

ORDER RECEIVED FOR FILING

DATE April 3, 1980  
BY John M. H. Jung

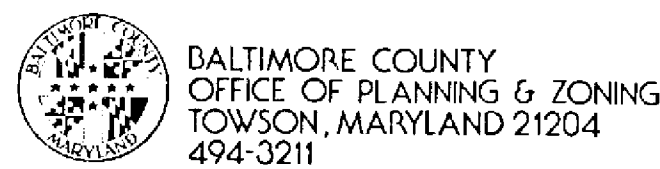
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,  
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of April, 1980, that the herein Petition for Variance(s) to permit a side yard setback of three (3) feet in lieu of the required forty (40) feet

and a sum of the side yard setbacks of twenty-three (23) feet in lieu of the required forty (40) feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.  
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



JOHN F. EYFFERT  
DIRECTOR

February 22, 1980

Mr. William E. Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:  
Comments on Item #112, Zoning Advisory Committee Meeting, December 11, 1979, are as follows:

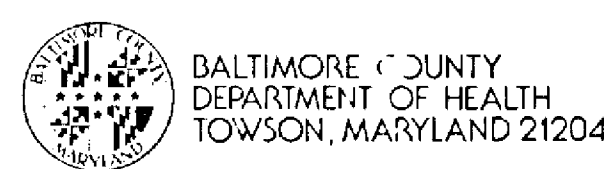
Property Owner: Michael A. and Judith B. Baylin  
Location: N/S Slade Avenue 225' W. Seven Mile Lane  
Existing Zoning: D.R.2  
Proposed Zoning: Variance to permit a side setback of 3' and a sum of the setbacks of 23' in lieu of the required 15' and 40' respectively  
Acres: 0.701  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

January 23, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #112, Zoning Advisory Committee Meeting of December 11, 1979, are as follows:

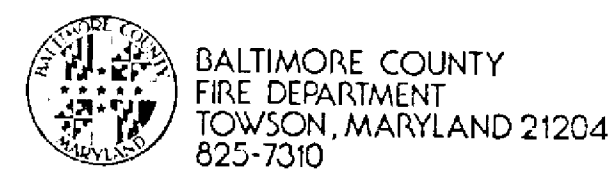
Property Owner: Michael A. & Judith B. Baylin  
Location: N/S Slade Ave. 225' W Seven Mile La.  
Existing Zoning: D.R. 2  
Proposed Zoning: Variance to permit a side setback of 3' and a sum of the setbacks of 23' in lieu of the required 15' and 40' respectively.  
Acres: 0.701  
District: 3rd

Metropolitan water and sewer exist; therefore, the proposed addition should not pose any health hazards.

Very truly yours,

Donald J. Roop  
Donald J. Roop, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJE/fth



PAUL H. RENCKE  
CHIEF

January 23, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Michael A. and Judith B. Baylin

Location: N/S Slade Avenue. 225' W Seven Mile Lane.

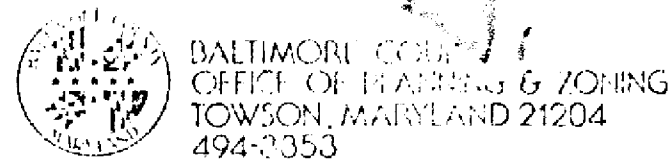
Item No: 112 Zoning Agenda: Meeting of 12/11/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER George M. McLaughlin Noted and Approved: George M. McLaughlin  
Planning Group Fire Prevention Bureau  
Special Inspection Division



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 3, 1980

Mr. & Mrs. Michael Baylin  
3404 Slade Avenue  
Baltimore, Maryland 21209

RE: Petition for Variances  
N/S of Slade Avenue, 225' W of  
Seven Mile Lane - 3rd Election District  
Michael Baylin, et ux - Petitioners  
NO. 80-187-A (Item No. 112)

Dear Mr. & Mrs. Baylin:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

Description for Variance

Beginning for the same at a point 225' west of Seven Mile Lane, located on the north side of Slade Avenue. Being Lot #2 as shown on Plat of Dumbarton Woods recorded in the Land Records of Baltimore County in Plat Book BHK, Jr. #40, Folio 134.

Also known as 3404 Slade Avenue.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning  
FROM: \_\_\_\_\_  
SUBJECT: Petition No. 80-187-A Item 112

Date: February 25, 1980

Petition for Variance for side yard setbacks  
North side of Slade Avenue, 225 feet West of Seven Mile Lane  
Petitioner - Michael Baylin, et ux

Third District

HEARING: Tuesday, March 18, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 27 day of February, 1980.

Filing Fee \$ 25 Received: \_\_\_\_\_ Check  
\_\_\_\_\_ Cash  
\_\_\_\_\_ Other

Petitioner Michael Baylin Submitted by \_\_\_\_\_

Petitioner's Attorney \_\_\_\_\_ Reviewed by JDS

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JDS</u>	Revised Plans: Change in outline or description _____ Yes Map # _____ No									
Previous case: _____										



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 86351

DATE March 26, 1980 ACCOUNT 01-662

AMOUNT \$39.87

RECEIVED FROM Judith S. Baylin

FOR Advertising and Posting for Case No. 80-187-4

3107 2000 200 3987

VALIDATION OR SIGNATURE OF CASHIER

No. 85641

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE February 20, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM The Architectural Foundation, Inc.

FOR Filing Fee for Case No. 80-187-4

3107 2000 200 2500

VALIDATION OR SIGNATURE OF CASHIER

#### PETITION FOR VARIANCE 3rd DISTRICT

ZONING: Petition for Variance for side yard setback.  
LOCATION: North side of Slade Avenue, 225 feet West of Seven Mile Lane.  
DATE & TIME: Tuesday, March 18, 1980 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to permit a side yard setback of 3 feet in lieu of the required 40 feet and a sum of the side yard setbacks of 25 feet in lieu of the required 40 feet.

The Zoning Regulation to be excepted as follows:  
Section 1802.3.C.1 - side yard setback.

All that parcel of land in the Third District of Baltimore County beginning for the same at a point 225 feet west of Seven Mile Lane, located on the north side of Slade Avenue, being Lot 42 as shown on Plat of Dumbarton Woods recorded in the Land Records of Baltimore County in Plat Book EHK, Jr. #40, Folio 134.

Also known as 3404 Slade Avenue. Being the property of Michael Baylin, et ux, as shown on plat plan filed with the Zoning Department. Hearing Date: Tuesday, March 18, 1980 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Feb. 28

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., February 28, 1980

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., on March 18, 1980.

of one time successively weeks before the 12th

day of March, 1980, the first publication

appearing on the 28th day of February

1980

THE JEFFERSONIAN,

L. Leach, Manager.

Cost of Advertisement, \$

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3 Date of Posting February 28, 1980

Posted for: Michael Baylin, et ux

Petitioner: Michael Baylin, et ux

Location of property: 3404 Slade Ave., Towson, Md.

Location of Signs: 3404 Slade Ave., Towson, Md.

Remarks: side yard setback of 3 feet in lieu of 40 feet

Posted by: William E. Hammond, Zoning Commissioner

Signature

Date of return:

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1980

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., on March 6, 1980.

of one time successively weeks before the 25th

day of March, 1980, the first publication

appearing on the 6th day of March

1980

THE JEFFERSONIAN,

L. Leach, Manager.

Cost of Advertisement, \$

#### PETITION FOR VARIANCE 3rd DISTRICT

ZONING: Petition for Variance for side yard setback.  
LOCATION: North side of Slade Avenue, 225 feet West of Seven Mile Lane.  
DATE & TIME: Wednesday, March 26, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to permit a side yard setback of 3 feet in lieu of the required 40 feet and a sum of the side yard setbacks of 25 feet in lieu of the required 40 feet.

The Zoning Regulation to be excepted as follows:  
Section 1802.3.C.1 - side yard setback.

All that parcel of land in the Third District of Baltimore County beginning for the same at a point 225 feet west of Seven Mile Lane, located on the north side of Slade Avenue, being Lot 42 as shown on Plat of Dumbarton Woods recorded in the Land Records of Baltimore County in Plat Book EHK, Jr. #40, Folio 134.

Also known as 3404 Slade Avenue. Being the property of Michael Baylin, et ux, as shown on plat plan filed with the Zoning Department. Hearing Date: Wednesday, March 26, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Mar. 6

#### Office of COLUMBIA Publishing Corp. 10750 Little Patuxent Pkwy Columbia, MD 21044

March 6, 1980

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance  
3rd District

was inserted in the following:

- ☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for ONE - successive weeks before the 7th day of MARCH, 1980, that is to say, the same was inserted in the issues of 3/6/80.

COLUMBIA PUBLISHING CORP.

By William E. Hammond

IN THE CIRCUIT COURT

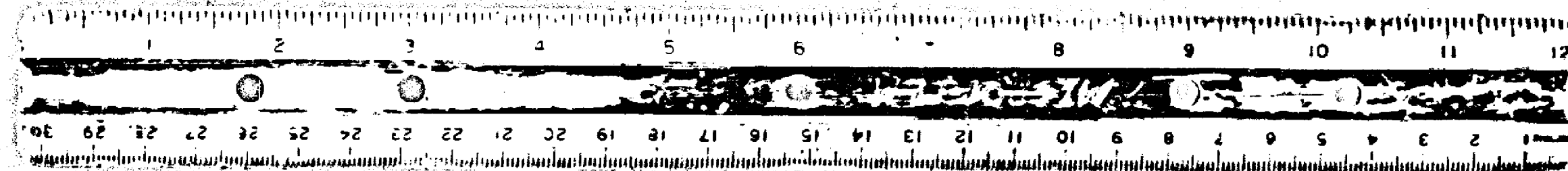
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

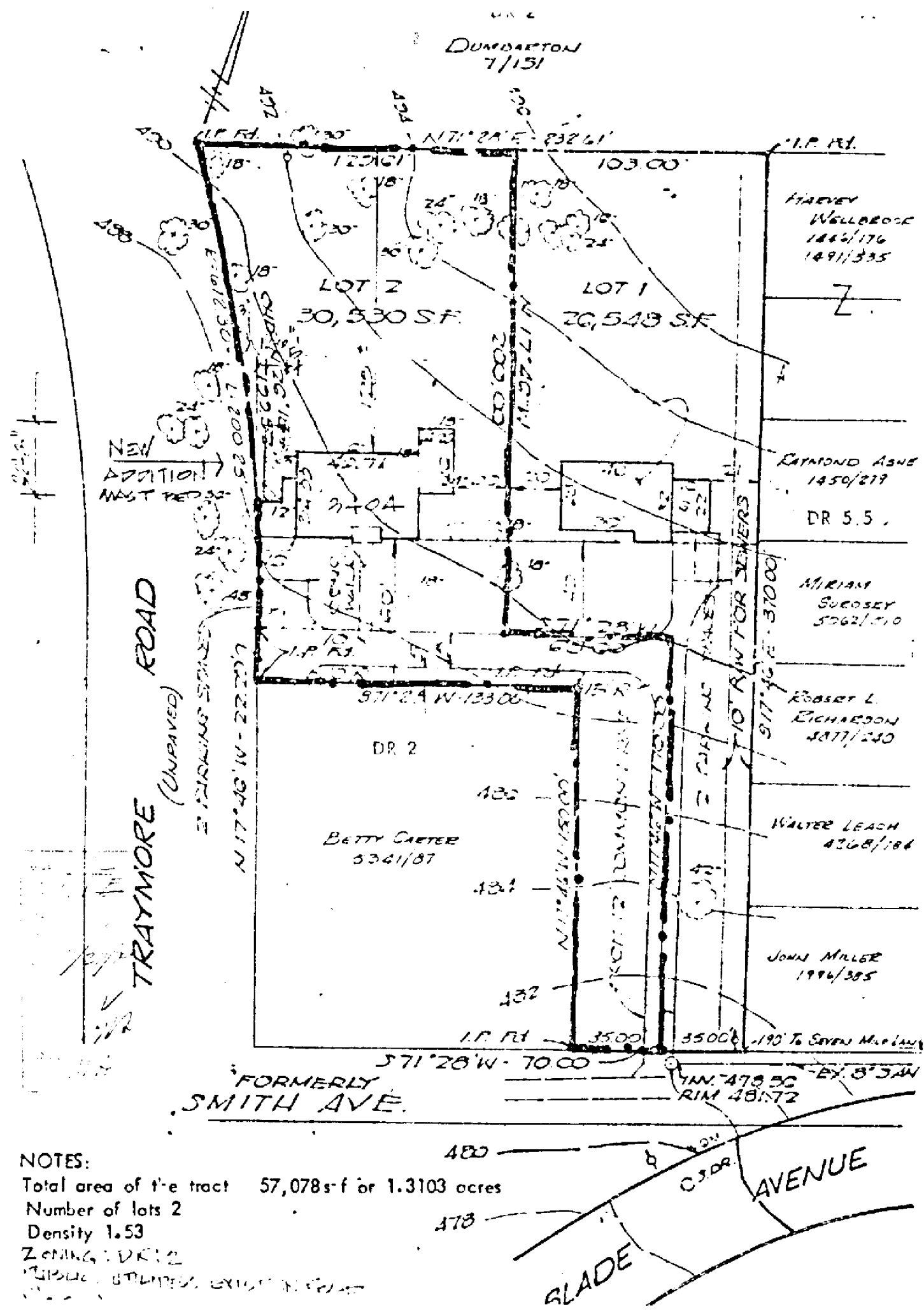
Defendant

CERTIFICATE OF PUBLICATION OF



#### NOTES:

Total area of the tract 57,078-sf or 1.3103 acres  
Number of lots 2  
Density 1.53  
Zoning: DR 5.5  
1802.3.C.1 - side yard setback



# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Michael & Judith Baylin, legal owner of the property situate in Baltimore County, and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802-3.0.1

To permit a side yard set-back of 3' in lieu of the required 10'

and a sum of side yard setbacks of 23' in lieu of the required 40'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) We request the variance for a number of reasons. (1) Due to the existing interior layout it is impossible to connect the new addition to the rear of the structure without greatly disturbing the future circulation. (2) The rear of the building is where utilities (Elec. & Oil fill) occur, and it would require moving these which would mean additional expense. (3) A future pool addition is planned and addition at rear would severely limit space available. (4) Current topography is very flat and only swale on property would be blocked creating water problem should addition be placed at rear. In addition, there exists a copse of trees along the property line that would remain and effectively screen the property from adjacent neighbors. Traymore Road now belongs to the Dumbarton Community Association and will remain an open space.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser  
Address  
Petitioner's Attorney  
Address  
President's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

of January 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 18th day of March 1980 at 2:45 o'clock

A.M.  
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR VARIANCES  
N/S of Slade Ave., 225'  
W of Seven Mile, 3rd District  
MICHAEL BAYLIN, et ux, Petitioners  
Case No. 80-187-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel  
John W. Hession, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 4th day of March, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Michael Baylin, 3404 Slade Avenue, Baltimore, Maryland 21209, Petitioners.

John W. Hession, III

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Dr. & Mrs. Michael Baylin  
3404 Slade Avenue  
Baltimore, Maryland 21209

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 16th day of January 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Michael Baylin, et ux

Petitioner's Attorney

Reviewed by Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Dr. & Mrs. Michael Baylin  
3404 Slade Avenue  
Baltimore, Maryland 21209

March 14, 1980

RE: Item No. 112  
Petitioners - Michael Baylin, et ux  
Variance Petition

Dear Dr. and Mrs. Baylin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In accordance with my conversation with your architect, Mr. Jay Brown, this petition has been advertised as a proposed three foot setback in lieu of the required forty feet from Traymore Road (paper street). Because this road is indicated on the record plat, which encompasses your property and coupled with my conversation with the Zoning Commissioner it was decided that this road should be recognized and the setback advertised accordingly.

Dr. and Mrs. Baylin  
Item No. 112  
Page Two

Enclosed are all comments submitted to this office from the Committee Members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

KBC:aj  
enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 16, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #112 (1979-1980)  
Property Owner: Michael A. & Judith B. Baylin  
N/S Slade Ave. 225' W. Seven Mile La.  
Existing Zoning: DR 2  
Proposed Zoning: Variance to permit a side setback of 3' and a sum of the setbacks of 23' in lieu of the required 15' and 40', respectively.  
Acres: 0.701 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

This property comprises Lot 2 of the subdivision of "Dumbarton Woods", recorded E.H.K., Jr. 40, Folio 134. This subdivision was reviewed October 28, 1976 by the Baltimore County Joint Subdivision Planning Committee. The comments subsequently supplied by the Baltimore County Bureau of Engineering December 8, 1976, in connection with the preliminary plan "Dumbarton Woods" (Formerly Scherlis Property) are available for your consideration.

Pending release by Baltimore County of the 10-foot drainage and utility easement along the west property line of this Lot 2, per request by the Petitioner (letter of November 26, 1979), which Release is in process, the Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way and utility easements.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #112 (1979-1980)  
Property Owner: Michael A. & Judith B. Baylin  
Page 2  
January 16, 1980

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 112 (1979-1980).

Very truly yours,

ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: W. Rasmussen  
J. Wimbley  
J. Somers

O-SW Key Sheet  
29 NW 18 Pos. Sheet  
NW 8 E Topo  
78 Tax Map

JUL 22 1980



ORDER RECEIVED FOR FILING

DATE April 3, 1980  
BY John M. H. Jung

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, Deputy Zoning Commissioner of Baltimore County, this 3rd day of April, 1980, that the herein Petition for Variance(s) to permit a side yard setback of three (3) feet in lieu of the required forty (40) feet

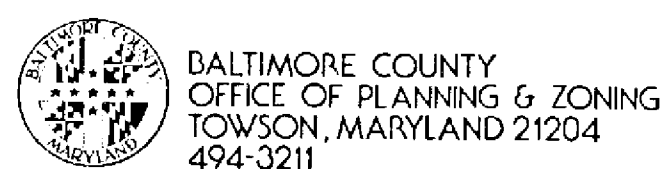
and a sum of the side yard setbacks of twenty-three (23) feet in lieu of the required forty (40) feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County



JOHN F. EYFFERT  
DIRECTOR

February 22, 1980

Mr. William E. Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:  
Comments on Item #112, Zoning Advisory Committee Meeting, December 11, 1979, are as follows:

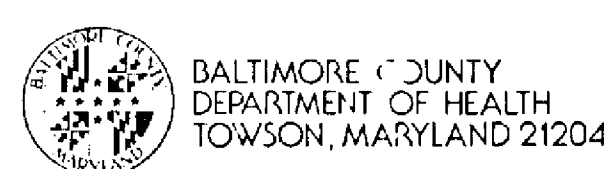
Property Owner: Michael A. and Judith B. Baylin  
Location: N/S Slade Avenue 225' W. Seven Mile Lane  
Existing Zoning: D.R.2  
Proposed Zoning: Variance to permit a side setback of 3' and a sum of the setbacks of 23' in lieu of the required 15' and 40' respectively  
Acres: 0.701  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

January 23, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #112, Zoning Advisory Committee Meeting of December 11, 1979, are as follows:

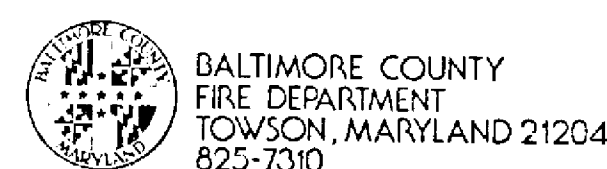
Property Owner: Michael A. & Judith B. Baylin  
Location: N/S Slade Ave. 225' W Seven Mile La.  
Existing Zoning: D.R. 2  
Proposed Zoning: Variance to permit a side setback of 3' and a sum of the setbacks of 23' in lieu of the required 15' and 40' respectively.  
Acres: 0.701  
District: 3rd

Metropolitan water and sewer exist; therefore, the proposed addition should not pose any health hazards.

Very truly yours,

Jan J. Forrest  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJE/fth



PAUL H. RENCKE  
CHIEF

January 23, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Michael A. and Judith B. Baylin

Location: N/S Slade Avenue. 225' W Seven Mile Lane.

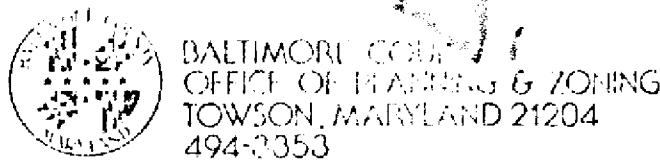
Item No: 112 Zoning Agenda: Meeting of 12/11/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Est. 1-11-80 Noted and George M. McLaughlin  
Planning Group Approved: Fire Prevention Bureau  
Special Inspection Division



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 3, 1980

Mr. & Mrs. Michael Baylin  
3404 Slade Avenue  
Baltimore, Maryland 21209

RE: Petition for Variances  
N/S of Slade Avenue, 225' W of  
Seven Mile Lane - 3rd Election District  
Michael Baylin, et ux - Petitioners  
NO. 80-187-A (Item No. 112)

Dear Mr. & Mrs. Baylin:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

Description for Variance

Beginning for the same at a point 225' west of Seven Mile Lane, located on the north side of Slade Avenue. Being Lot #2 as shown on Plat of Dumbarton Woods recorded in the Land Records of Baltimore County in Plat Book BHK, Jr. #40, Folio 134.

Also known as 3404 Slade Avenue.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning  
FROM: \_\_\_\_\_  
SUBJECT: Petition No. 80-187-A Item 112

Date: February 25, 1980

Petition for Variance for side yard setbacks  
North side of Slade Avenue, 225 feet West of Seven Mile Lane  
Petitioner - Michael Baylin, et ux

Third District

HEARING: Tuesday, March 18, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 27 day of Feb, 1980.

Filing Fee \$ 25 Received: \_\_\_\_\_ Check  
\_\_\_\_\_ Cash  
\_\_\_\_\_ Other

Petitioner Michael Baylin Submitted by \_\_\_\_\_

Petitioner's Attorney \_\_\_\_\_ Reviewed by JDS

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JDS</u>	Revised Plans: Change in outline or description _____ Yes Map # _____ No									
Previous case: _____										

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 86351

DATE March 26, 1980 ACCOUNT 01-662

AMOUNT \$39.87

RECEIVED FROM Judith S. Baylin

FOR Advertising and Posting for Case No. 80-187-4

3107 2000 20

VALIDATION OR SIGNATURE OF CASHIER

No. 85641

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE February 20, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM The Architectural Foundation, Inc.

FOR Filing Fee for Case No. 80-187-4

LO 10 6000 20

VALIDATION OR SIGNATURE OF CASHIER

2500 CASH

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 28, 1980

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., on March 18, 1980

of one time ~~successive~~ weeks before the 12th

day of March, 1980, the first publication

appearing on the 28th day of February

1980

THE JEFFERSONIAN,

L. Leach, Jr., Manager.

Cost of Advertisement, \$

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 3 Date of Posting 3/6/80

Posted for: Michael Baylin et ux

Petitioner: Michael Baylin et ux

Location of property: 3404 Slade Ave. Towson, Md.

Location of Signs: 3404 Slade Ave. Towson, Md.

Remarks: Petition for Variance

Posted by: William E. Hammond, Zoning Commissioner

Date of return:

Signature

## CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1980

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., on March 18, 1980

of one time ~~successive~~ weeks before the 25th

day of March, 1980, the first publication

appearing on the 6th day of March

1980

THE JEFFERSONIAN,

L. Leach, Jr., Manager.

Cost of Advertisement, \$

### PETITION FOR VARIANCE 3rd DISTRICT

ZONING: Petition for Variance for side yard setback

LOCATION: North side of Slade Avenue, 225 feet West of Seven Mile Lane

DATE & TIME: Wednesday, March 26, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 3 feet in lieu of the required 40 feet and a sum of the side yard setbacks of 38 feet in lieu of the required 40 feet.

The Zoning Regulation to be excepted as follows:

Section 1802.3.C.1 - side yard setbacks

All that parcel of land in the Third District of Baltimore County Beginning for the same at a point 225 feet west of Seven Mile Lane, located on the north side of Slade Avenue, being Lot 2 as shown on Plat of Dumbarton Woods recorded in the Land Records of Baltimore County in Plat Book EHK, Jr. #40, Folio 134.

Also known as 3404 Slade Avenue. Being the property of Michael Baylin, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, March 26, 1980 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of

WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

Mar. 6

Office of  
**COLUMBIA**  
Publishing Corp.  
10750 Little Patuxent Pkwy  
Columbia, MD 21044

March 6, 1980

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance  
3rd District

was inserted in the following:

- ☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for ONE - successive weeks before the 7th day of MARCH, 1980, that is to say, the same was inserted in the issues of 3/6/80.

COLUMBIA PUBLISHING CORP.

By William E. Hammond

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

